



SPACE AVAILABLE

Shively Center

4420 DIXIE HWY

LOUISVILLE, KY 40216

Current Tenants

- Fun City Trampoline
- Norton Healthcare
- Roosters
- Campbellsville University
- KORT Rehabilitation
- Mint Dental
- Kentuckiana Allergy
- Bootworks
- Kentucky Foot & Ankle
- Shively Police Sub-Station

Outparcels

- Available former O'Charley's
- Texas Roadhouse
- El Nopal

David L. Schank Companies

David L. Schank, CCIM
8134 New LaGrange Rd.
Suite 225
Louisville, KY 40222
Office: 502-429-0059
Fax: 502-429-0337
davidlschank@aol.com



Seay Properties

Benton Seay, CCIM
2908 Brownsboro Rd.
Suite 100
Louisville, KY 40206
Office: 502-897-1051
Fax: 502-897-1066
marketing@seayproperties.com

- 2,500 – 3,000 SF Shell Space Available
- 8,800 SF Finished Out Space Available

Features Include:

- Newly Renovated
- Competitive Retail Rates
- Visibility from I-264 (Watterson Expressway traffic count over 116,000 daily)
- Dixie Hwy traffic count over 60,000 daily
- Dominant Regional Location for Southwest Louisville





FOR LEASE

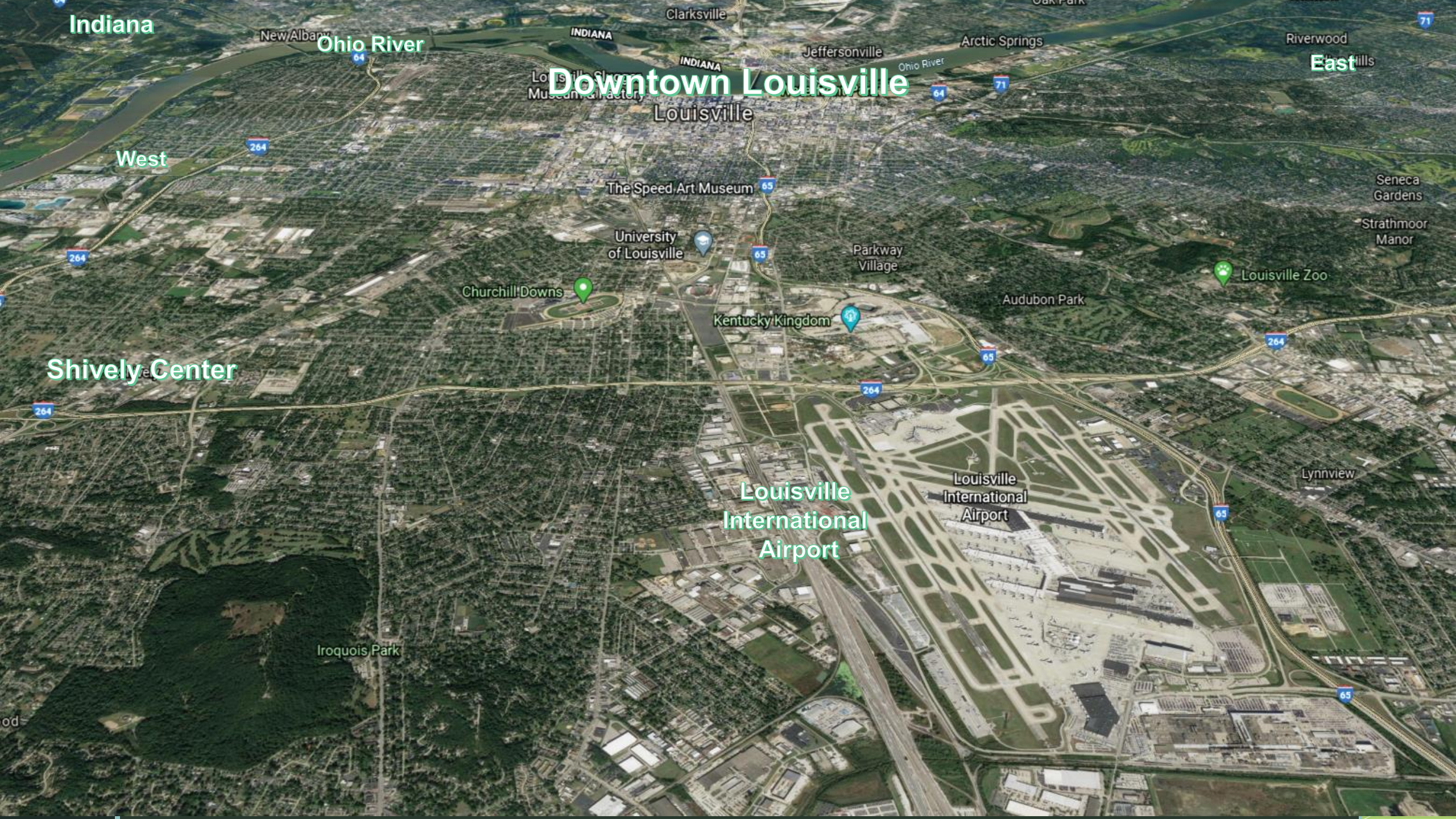
- Former O'Charley's Restaurant
- 4404 Dixie Hwy, Louisville, KY 40216
- Outparcel is Shively Center 4420 Dixie Hwy, Louisville, KY 40216
- Located on 1.27 Parcel
- 7,864 SF Building
- Can divide
- Zoned C-2 Commercial
- Built in 1995
- 75 Parking Spaces

WEST

EAST

Shively Center 4420 Dixie Hwy





Indiana

Ohio River

Downtown Louisville

Louisville

East

West

Shively Center

Louisville International Airport

INDIANA

INDIANA

New Albany

Clarksville

Jeffersonville

Arctic Springs

Riverwood

Louisville Museum & Factory

The Speed Art Museum

University of Louisville

Churchill Downs

Kentucky Kingdom

Parkway Village

Audubon Park

Louisville Zoo

Seneca Gardens

Strathmoor Manor

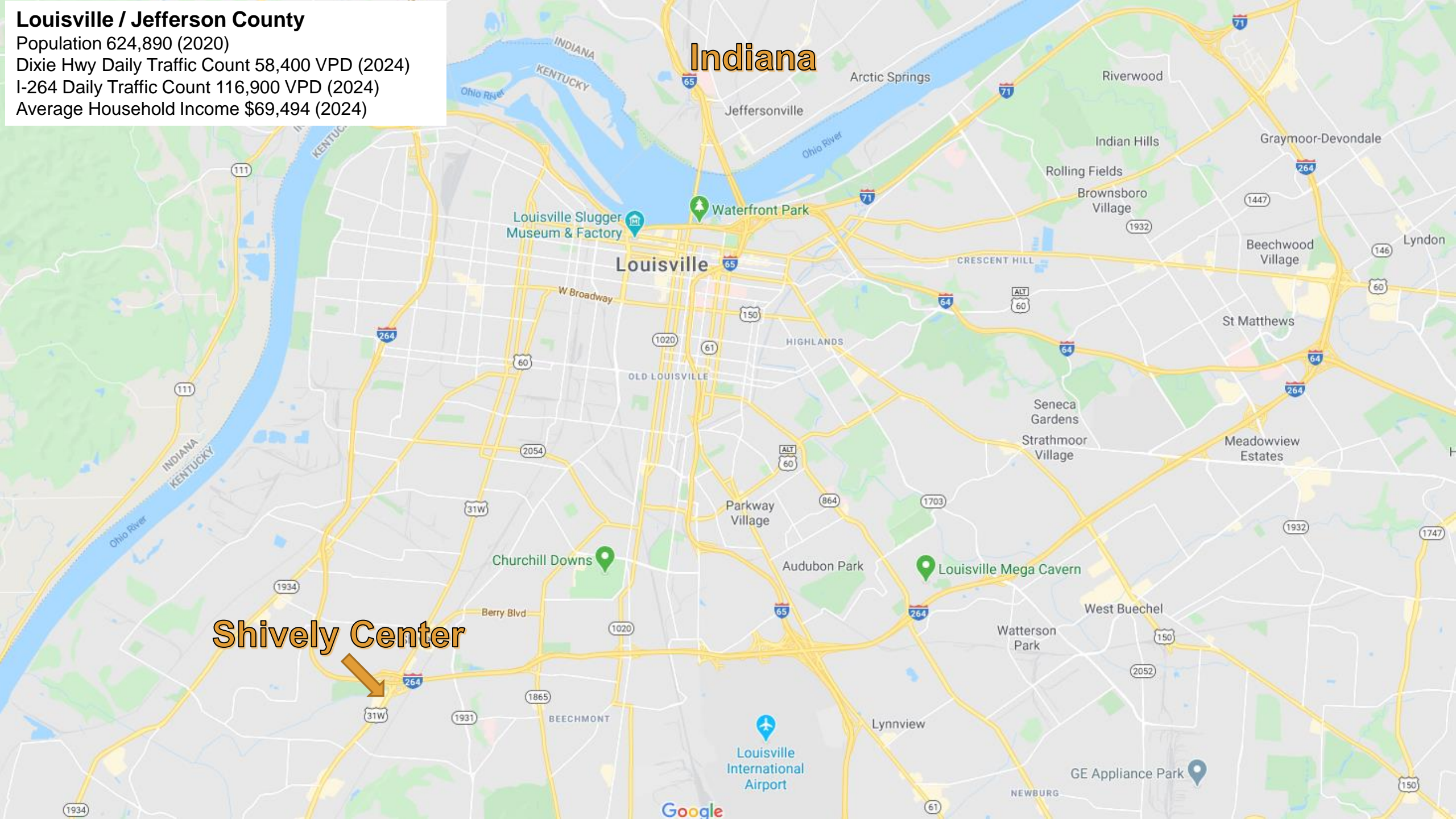
Lynnview

Iroquois Park

od

Louisville / Jefferson County

Population 624,890 (2020)
Dixie Hwy Daily Traffic Count 58,400 VPD (2024)
I-264 Daily Traffic Count 116,900 VPD (2024)
Average Household Income \$69,494 (2024)



Indiana

Shively Center

